

Chapter 19.550***Fences, Walls and Landscape Materials*****19.550.010 Purpose**

This Chapter sets forth standards for the construction and maintenance of fences, walls, and landscape materials to ensure that such features are aesthetically pleasing and can provide for privacy and safety without obstructing views and without creating a public safety hazard or nuisance.

19.550.020 Prohibited Materials

Fences or walls containing razor wire (visible to a public right-of-way, alley or parking lot), barbed wire or electrified wire shall be prohibited unless a variance is granted pursuant to Chapter 19.720 (Variance).

19.550.030 Height and Location Provisions

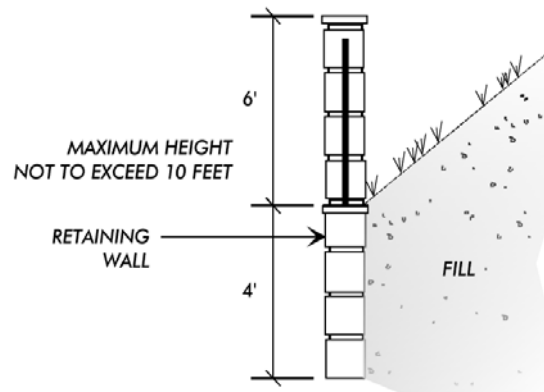
Fences, walls, and hedges shall be allowed in conformance with the following provisions:

A. Front Yards

1. In the RA-5, RC, RR and RE Zones, any fence or wall in the required front yard setback may be up to 6 feet in height, provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
2. In all other zones, front yard fences or walls shall not exceed 4 feet in height provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
3. The height of fences or walls in front yard areas shall be measured inclusive of retaining wall portion.

B. Side and Rear yards

1. A fence or wall along a side or rear property line may be up to 6 feet in height provided it does not extend into a front yard. Higher fences or walls in commercial or industrial zones may be required by other provisions of the Zoning Code.
2. In side and rear yard areas, the height of fences or walls may be increased in height by up to a maximum of 4 feet by retaining wall portions.



19.550.030 B 2
Height of Retaining Walls

3. The fencing around tennis courts along rear and interior side yards shall not exceed twelve (12) feet in height and must be partially open above 6 feet in height subject to approval of the Zoning Administrator.

C. All Yards

1. All height restrictions applying to fences and wall shall apply equally to hedges planted within required yards forming a barrier serving the same visual purpose as a fence or wall.
2. Notwithstanding A and B above, any minimum required height of walls established by the Zoning Code for screening or safety purposes shall be measured from the highest grade, not including retaining wall portion.

D. Exceptions

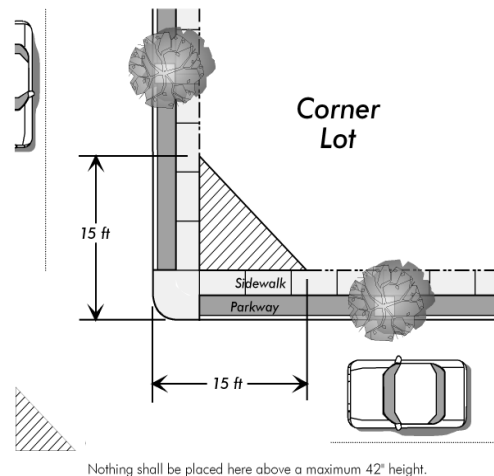
1. Fences or walls around a public utility building or structure may exceed the provisions of this Section as needed for security or public safety, subject to approval of the Zoning Administrator.
2. Outdoor storage shall be subject to the location and design regulations of Chapter 19.510 (Outdoor Storage).

19.550.040 Fences, Walls and Hedges Not in Compliance

Any fence, wall or hedge that does not comply with this Chapter is not permitted unless a variance is granted pursuant to Chapter 19.720 (Variance).

19.550.050 Sight Clearance Requirements

To safeguard against vehicle, bicycle, and pedestrian collisions caused by visual obstructions at street intersections, a clear cross-visibility area shall be maintained at the intersection of the public rights-of-way, unobstructed by any fence or wall taller than 3 feet above the street grade. At any corner formed by the intersection of 2 streets, the required clear cross-visibility area shall be a triangle with 2 street sides 15 feet long extending along the curb line of each street.



19.550.050

Clear Visibility Triangle

19.550.060 New Residential Construction

For any new construction of a single-family residence, any wall along a street rear yard, street side yard or front yard between the house and the side yard shall be constructed with a decorative masonry material subject to Zoning Administrator approval. Other type fencing is not permitted in these areas. This provision does not apply to interior rear or interior side yard fences and walls.